



26 Church Lane  
Sigglesthorne  
Hornsea, HU11 5QG

ASKING PRICE OF

**£140,000**

**2 Bedroom End Terraced Bungalow**



2



1



1



On Road  
Parking



Gas Central Heating

## 26 Church Lane, Hornsea, HU11 5QG

**A bungalow in need of general updating but representing EXCELLENT VALUE FOR MONEY!**

The accommodation includes two bedrooms as well as lounge and kitchen with gas fired central heating and uPVC double glazing throughout.

The bungalow has been let and managed through Ullyotts and, as such, electric installation complies with the appropriate legislation as does the gas boiler.

Works include, but are not exclusive to, full re-decoration and carpeting/floor coverings, potential re-fitting of the kitchen and bathroom, new interior doors, landscaping of the rear garden.

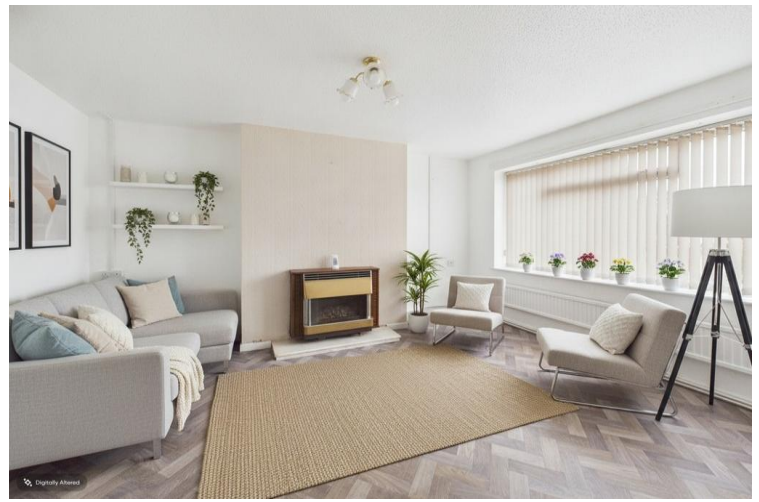
**In short, this is a very rare opportunity to purchase a competitively priced home which, with a little effort, could be fully updated to create a superb home in a semi-rural setting.**

**We have included some AI generated images within this listing to illustrate ideas of a completed room as the house is offered in a vacant state.**

### **SIGGLESTHORNE and nearby HORNSEA**

Sigglesthorne is a small village situated approximately 3 miles west of Hornsea on the A1035 road. The village is surrounded by beautiful countryside and is a popular destination for walkers and cyclists.

Hornsea is about 11 miles from the county and market town of Beverley (B1242) and 14 miles from the City and Port of Hull, the seaside resort of Bridlington and market town of Driffield. The historic and commercial centre of the town is Newbigin, Market Place and Southgate being the service centre for the wider area and providing a good range of shops, services, employment, entertainment, sporting and community facilities. York and Hull are destination shopping centres.



## Accommodation

### FRONT ENTRANCE

Into:

### HALL

19' 2" x 2' 10" (5.86m x 0.88m)

With large walk-in storage cupboard (1.81m x 1.59m) and two smaller storage cupboards. Radiator.

### LOUNGE

13' 5" x 11' 2" (4.11m x 3.42m)

With front facing window, wall hung gas fire and radiator.

### KITCHEN

10' 11" x 9' 9" (3.33m x 2.99m)

With door leading to the rear of the property and being fitted with a range of kitchen units finished in white including base and wall mounted cupboards with chrome style handles. Wall hung boiler and stainless steel sink with base cupboard beneath. Space for an electric cooker and plumbing for an automatic washing machine. Radiator.

### BEDROOM 1

11' 3" x 9' 5" (3.43m x 2.89m)

With rear facing window. Radiator.

### BEDROOM 2

9' 7" x 6' 5" (2.93m x 1.97m)

With front facing window. Radiator.

### BATHROOM

7' 7" x 6' 4" (2.33m x 1.95m)

With panelled bath, bracket-style wash hand basin and low level WC. Radiator.

### OUTSIDE

The property is set back from the road behind a grass verge. There is a concrete path around the side of the property with a gated access. To the rear of the property is an enclosed area of predominantly lawned garden, this has quite an attractive open aspect beyond.

### CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

uPVC double glazing throughout.

### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.



### SERVICES

All mains services are available at the property.

### COUNCIL TAX

Band A.

### ENERGY PERFORMANCE CERTIFICATE

Rating D.

### NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

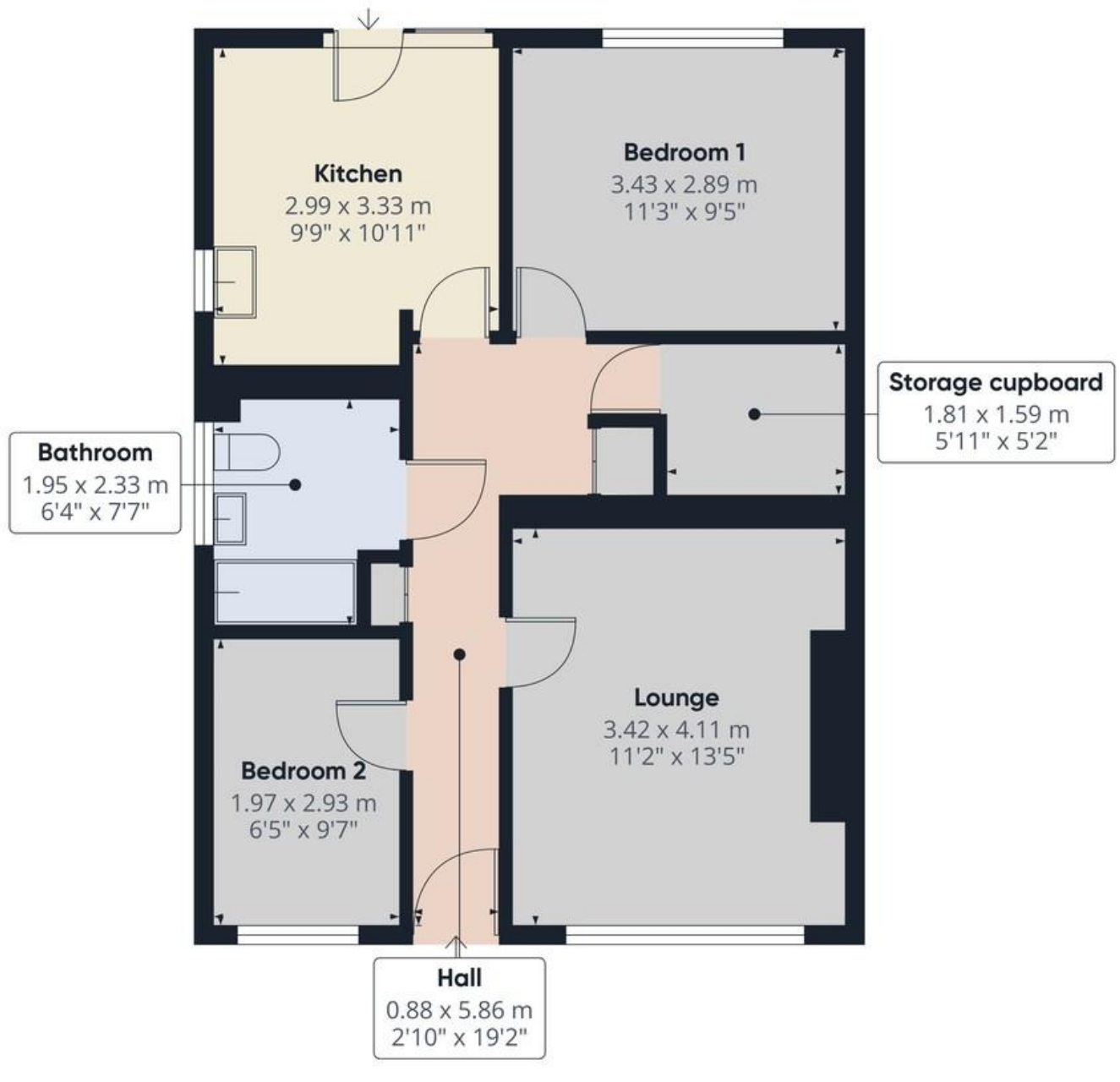
### VIEWING

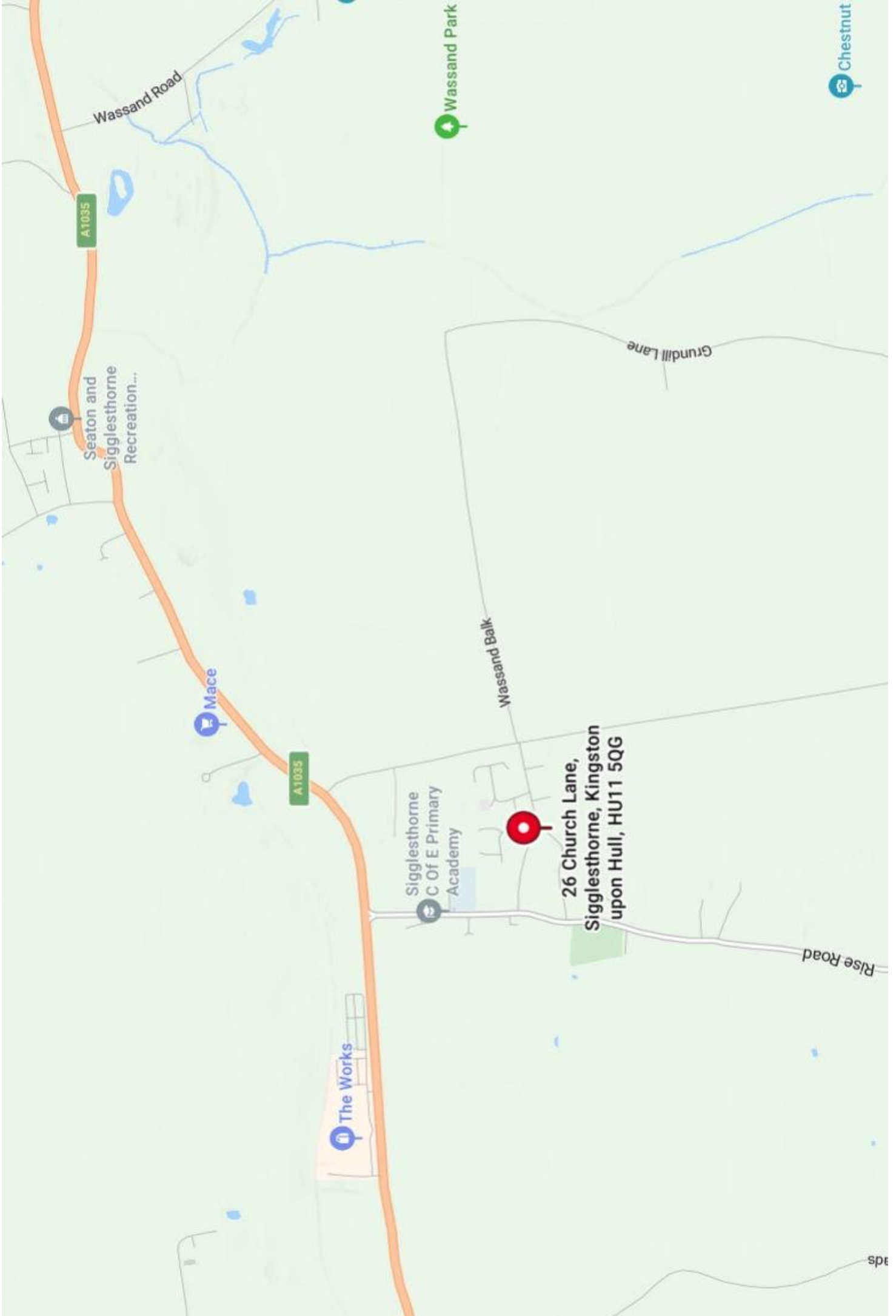
Strictly by appointment with Ulyotts 01377 253456 - Option 1.

Regulated by RICS



The digitally calculated floor area is 55 sq m (591 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Wassand Road

A1035

Seaton and Sigglesthorpe Recreation...

Mace

A1035

Sigglesthorpe C Of E Primary Academy

Wassand Balk

26 Church Lane, Sigglesthorpe, Kingston upon Hull, HU11 5QG

Grundill Lane

Wassand Park

Chestnut

The Works

Rise Road

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